

**UNITED STATES BANKRUPTCY COURT
SOUTHERN DISTRICT COURT
EASTERN DIVISION**

In Re:

Case No. 17-**54260**

Debtor(s): **Janet Heeter**

Chapter 13

Judge **Preston**

APPRAISAL OF PROPERTY

Respectfully submitted,

/s/ Anne Marie Rouault

Anne Marie Rouault

Real Sharp Realty

2190 James Road

Granville, OH 43023

Comparable Market Analysis

521 E. Main St, Circleville, OH, 43113

Prepared for Janet Heeter—Saturday, May 14, 2016



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COMMENTS

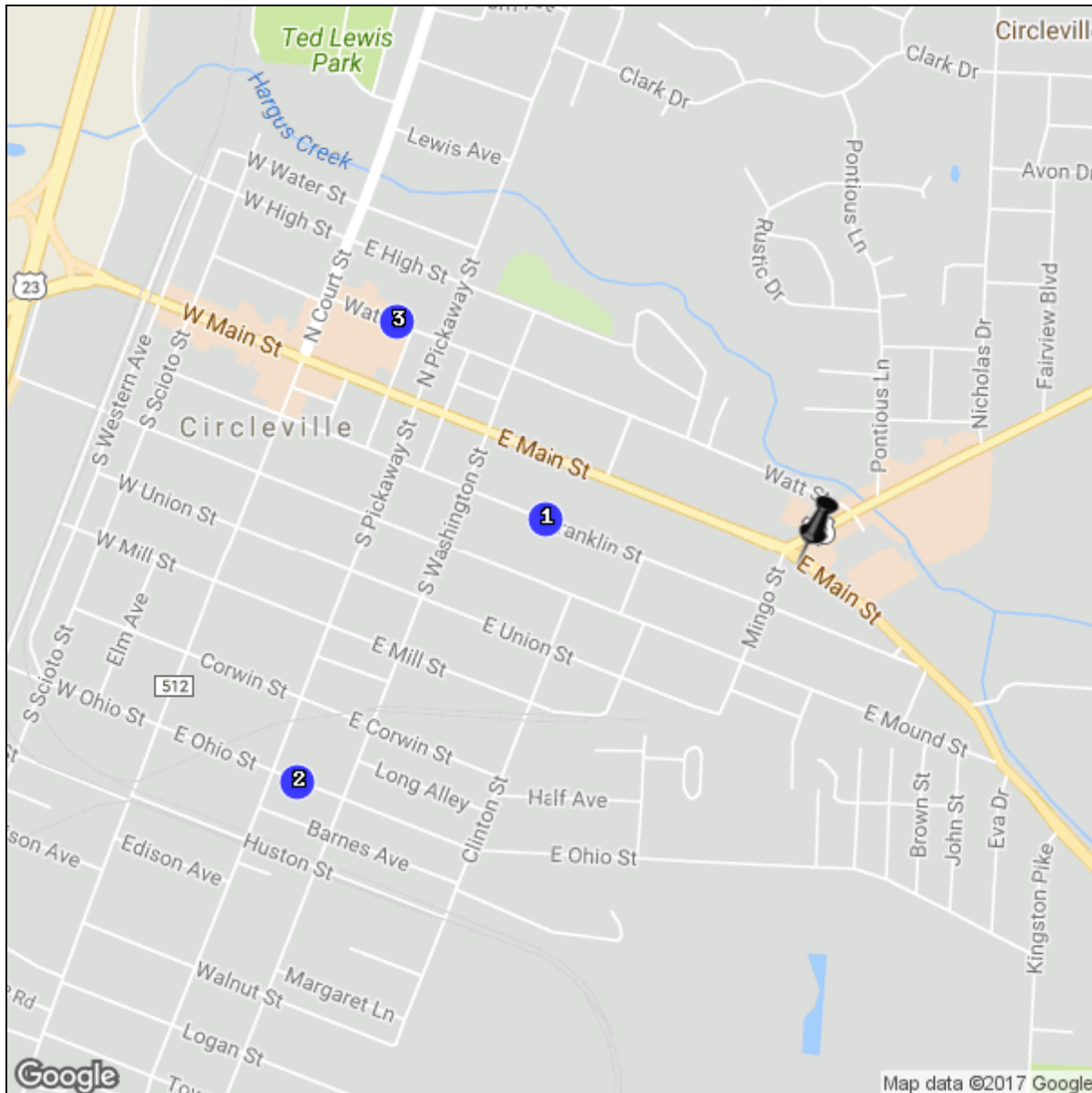
United States Bankruptcy Court


Rauser and Associates

Janet Heeter
521 E. Main St
Circleville, OH 43113

Case - 17-54260

Map of Subject And Comparable Properties



	Address	MLS #	Status	Distance from Subject
 Subject	521 E. Main St Circleville OH 43113			
1	351 E Franklin Street , Circleville OH 43113	216037678	Closed	0.32m
2	239 E OHIO Street , Circleville OH 43113	216042391	Closed	0.69m
3	162 Watt Street , Circleville OH 43113	217002392	Closed	0.59m

Subject



Address	521 E. Main St Circleville, OH 43113
Subdiv/Cmplx/Comm	
School District	Circleville CSD
Year Built	1900
Bedrooms	2
Baths F.H	1.0
SqFt Tax Record	1,540
Garage/EnclosdSpaces	2
Sub-Type	Single Family Freestanding
Style	Cape Cod
Acreage	.124
Taxes (Yrly)	606.96
Tax Year	2016

Comparable Properties

Subject

216037678

216042391

217002392



521 E. Main St
Circleville OH 43113

351 E Franklin Street
Circleville OH

239 E OHIO Street
Circleville OH

162 Watt Street
Circleville OH

Distance From Subject		0.32	0.69	0.59
List Price		\$107,000	\$94,000	\$82,900
Original List Price		\$129,000	\$94,000	\$82,900
Sold Price		\$109,000	\$96,900	\$74,000
Status		Closed	Closed	Closed
Status Date		06/16/2017	04/06/2017	04/10/2017
Days on Market		180	23	46
Cumulative Days on Market		180	23	46
Adjustment		+/-	+/-	+/-
Subdiv/Cmplx/Comm				
School District	Circleville CSD	CIRCLEVILLE CSD 6501 PIC CO.	CIRCLEVILLE CSD 6501 PIC CO.	CIRCLEVILLE CSD 6501 PIC CO.
Year Built	1900	1900	1900	1900
Bedrooms	2	3	3	2
Baths F.H	1	1.1 -3000	1.1 -3000	1.1 -3000
SqFt Tax Record		1,668 -3000	1,351 +5000	1,470 +1500
Garage/EnclosdSpaces	2	2	1 +3000	0 +6000
Sub-Type	Single Family Freestanding	Single Family Freestanding	Single Family Freestanding	Single Family Freestanding
Style	Cape Cod	2 Story	2 Story	2 Story
Acreage	0.12	0.12	0.2	0.05
Taxes (Yrly)	606.96	1,880	1,783	1,309
Tax Year	2016	2015	2015	2016
Address		-10000	-10000	-10000
Adjusted Price		\$93,000	\$91,900	\$68,500
Price Per Bedrooms	42,233.50	\$31,000.00	\$30,633.33	\$34,250.00
Price Per Baths F.H	84,467.00	\$84,545.45	\$83,545.45	\$62,272.73
Price Per SqFt Tax Record	54.85	\$55.76	\$68.02	\$46.60

Price Analysis

Summary of Closed Listings

MLS #	Address	List Price	DOM	CDOM	Sold Date	Sold Price	Total Adjustments	Adjusted Price
216037678	351 E Franklin Street, Circleville OH	\$107,000	180	180	06/16/2017	\$109,000	\$-16,000	\$93,000
216042391	239 E OHIO Street, Circleville OH	\$94,000	23	23	03/06/2017	\$96,900	\$-5,000	\$91,900
217002392	162 Watt Street, Circleville OH	\$82,900	46	46	04/06/2017	\$74,000	\$-5,500	\$68,500

Low, Average, Median, and High Comparisons

Closed				Overall			
Low		\$68,500		\$68,500		\$68,500	
Average		\$84,467		\$84,467		\$84,467	
Median		\$91,900		\$91,900		\$91,900	
High		\$93,000		\$93,000		\$93,000	

Overall Market Analysis (Unadjusted)

Status	#	List Vol.	Avg. List Price	Sold Vol.	Avg. Sold Price	Avg. Sale/List Price	Avg. SqFt Documented	Avg. List \$/SqFt Documented	Avg. Sold \$/SqFt Documented	Avg. Dom	Avg. CDOM
Closed	3	283,900	94,633	279,900	93,300	0.98	1,496	63.37	62.47	83	83
Overall	3	283,900	94,633	279,900	93,300	0.98	1,496	63.37	62.47	83	83

SELECTION CRITERIA FOR COMPARABLE PROPERTIES

Specified listings from the following search:

Comparison Based on Important Values

MLS #	Address	Adjusted Price	Price Per Bedrooms	Price Per Baths F.H	Price Per SqFt Tax Record
216037678	351 E Franklin Street " , Circleville OH	\$93,000	\$31,000.00	\$84,545.45	\$55.76
216042391	239 E OHIO Street " , Circleville OH	\$91,900	\$30,633.33	\$83,545.45	\$68.02
217002392	162 Watt Street " , Circleville OH	\$68,500	\$34,250.00	\$62,272.73	\$46.60
Average		\$84,467	\$31,961.11	\$76,787.88	\$56.79
Subject Has			2	1.0	1,540
Indicated Price			\$63,922.22	\$76,787.88	\$87,460.56
Average					\$76,056.89